

COUNCIL ON HOUSING  
Public Session via Conference Call  
February 10, 2021

**Motions**

- November 12, 2020 Minutes

Ms. Casey called to order the public session of the Council on Housing meeting at 2:00 pm, February 10, 2021. In addition to Ms. Casey, the following Council members were present:

Connie Harrington	Lillian Harrison	Francis Julian	Donna Mitchell
Doug Motley	Amy Walls	Norma Zumsteg	

The following council members were absent and excused from the meeting:

Garrett Grier	Vincent M. White
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**Also attending:**

Anas Ben Addi, DSHA  
Jonathan Adkins-Taswell, DSHA  
Shanná L. Alicea, DSHA  
Susan Eliason, DSHA  
Marlena Gibson, DSHA  
Dawn Momot, DSHA  
Brian Rossello, DSHA

**APPROVAL OF MINUTES**

Mr. Julian moved and Ms. Harrington seconded that the Minutes of the November 12, 2020 meeting be approved. The motion was passed unanimously with one abstention from Ms. Mitchell who was not present for the November 2020 meeting.

A brief moment was taken for Council to speak kind words of Ms. Massey who passed away.

**DSHA REPORT** – Mr. Ben Addi

- The 2021 Qualified Allocation Plan (QAP) for the LIHTC program was signed by the Governor and released by DSHA in January. The deadline for application submission is April 30<sup>th</sup>. The biggest change this year in the QAP is it is now a two-year QAP, with two annual allocation rounds. This was preferable to the stakeholders to facilitate their development pipeline.
- Recent federal legislation set the 4% credit at a permanent 4% rate. While this gives more equity to the project, it still leaves a gap when compared to the 9% rate.
- The Fall/Winter round of the DDD closed on January 8<sup>th</sup>. DSHA received 10 applications worth about \$5 million. Seven of these applications were resubmissions from down town

Wilmington district, Dover, Georgetown, Seaford, and Smyrna. The Spring DDD round will begin sometime in March and close sometime in early June.

- Home4Good program, which is a joint venture between DSHA and Federal Home Loan Bank of Pittsburgh, will begin another cycle starting next year for 2022.
- The DEHAP rental assistance program which helps families that have been impacted by the COVID-19 pandemic will be relaunched sometime in March.
- The Governor's Conference on Housing, which was canceled in 2020, will take place this year in a modified form. Public Relations is looking at presenting a series of webinars. Exact date to be determined.
- Ms. Casey was present at the Legislative Hearing with the Joint Finance Committee to submit and present the comments on behalf of Council. DSHA requested funding as recommended by the Governor: \$4 million for the HDF and \$4 million for SRAP from the General Fund. There is also a request of \$4 million for the SNHF, \$5.5 million on the DDD, and \$6 million on the Affordable Rental Housing. All these requests will be on the Bond Bill side.
- Ms. Gibson gave an update on the COVID-19 response work DSHA has been doing through the DEMAP (mortgage assistance) and DEHAP (rental assistance) programs.
- The first launching of the DEHAP 1.0 program in March of 2020 helped approximately 1200 households. Intake was suspended while these applications were reviewed and funded. Then in August DSHA relaunched both DEHAP and a new version of the DEMAP programs to provide relief to households impacted by the COVID-19 pandemic.
- DEHAP 2.0 helped an additional 2800 households between August 2020 and January 2021. There was a lot of activity in late December and early January for rental assistance.
- The DEMAP program had a budget of \$2 million and it helped about 220 households.
- There has been an approximate funding of \$13.9 million of assistance through both DEHAP program. DEHAP 2.0 included some changes that helped the application process.
- The new funding for the DEHAP 3.0 program will be about \$200 million and will be administered by the US Treasury Department. There will be some new eligibility requirements and more Federal guidelines. The new funding has two spending thresholds – 65% of the funding should be spent by September 30, 2021 and all funds should be spent by December 31, 2021. The maximum amount of rental assistance is 15 months. There will be program changes to make the process less challenging for tenants and landlords, some of which will be based on a series of meetings that DSHA held with stakeholders and partners.

## **COMMITTEE REPORTS**

### **COMMUNICATIONS:** Ms. Casey

- DSHA released its Annual Report

### **OPERATIONS:** Ms. Harrington

- Amy Walls joined the Committee

### **HOUSING POLICY:** Ms. Casey

- The Committee met in February, Amy Walls join the Housing Policy Committee.
- During the February meeting, the Committee discussed the African American Task Force which was created by the Governor in the summer of 2020. Ms. Gibson participates on a subcommittee that discusses infrastructure issues that focus on racial disparities and systemic racism in communities.

**LOAN REVIEW:** Mr. Julian

The committee met February 2<sup>nd</sup> and reviewed one HDF grant request. After due discussion, Loan Review made the following recommendation to the Council.

- DSHA – Pre-purchase Homeownership and Education Counseling - **Resolution #614** that the HDF financing be approved. Mr. Julian moved and Mr. Motley seconded that the resolution be approved. The motion passed unanimously with three abstentions from Ms. Harrington, Ms. Walls, and Ms. Zumsteg.

**OLD / NEW BUSINESS:**

- None

**ADMINISTRATIVE:**

- None

**SCHEDULING OF NEXT MEETING**

- The next meeting will be held on Wednesday, March 10, 2021 at 2:00 pm.

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 2:58 pm

Respectfully submitted,



Shanná L. Alicea

Note: Copies of materials referenced as “attached” in these Minutes are available upon request.